



Town of Westport
Planning & Zoning Commission
Town Hall, 110 Myrtle Avenue
Westport, CT 06880
(203) 341-1030 Facsimile (203) 454-6145

MEMORANDUM

TO: Planning & Zoning Commission

FROM: Larry Bradley, Planning & Zoning Director

DATE: May 18, 2010

SUBJECT: AMENDMENT #616
Regulations for Bank Locations

PROPOSAL: Provide Better Controls for the Location of Banks

Purpose:

Research conducted by the Planning & Zoning Department indicates that Westport has more banks per capita than most surrounding municipalities. Banks have a tendency to detract from the fabric of vibrant commercial areas as they do not generate a lot of foot traffic and they are not open on evening and weekends. The effect is similar to the financial district in lower Manhattan which is virtually lifeless during evenings and weekends.

A number of other communities (Darien & New Canaan) have made similar move to limit the number of banks within their municipalities.

Brief Description:

Banks would be limited to two zones, the HDS and the GBD Zones. Banks would become prohibited uses in all other zones. New bank locations would now require approval by Special Permit

Proposed Implementation Date:

Scheduled Public Hearing: September 16, 2010

The following is a Chapter by Chapter list of specific regulations within the Westport Zoning Regulations that could be modified to achieve the objectives outlined above.

§22 RORD Zone

§22-2.2.1 Add banks to the list of excluded Special Permit Uses

§22-2.4 Add banks to the list of prohibited uses.

§23 RBD Zone

§23-2.1.2 Delete Banks from the list of principal uses.

§24 GBD Zone

§24-2.1.2 Delete Banks from the list of principal uses.

§24-2.2.6 Add Banks to the list of Special Permit Uses

§24-2.2.6 Delete the requirement for a 500 separating distance for drive-in banks.

§24A GBD/S Zone

§24-2.1.2 Delete Banks from the list of Special Permit uses.

§25 HSD Zone

§25-2.2.6 Add Banks to the list of Special Permit Uses

§28 BPD Zone

§28-2.1.2 Delete Banks from the list of principal uses.

§28-2.2.4 Delete drive-in Banks from the list of Special Permit uses

§28-2.3.6 Delete drive-in Banks from the list of accessory uses

§28-2.4 Add banks to the list of prohibited uses.

§29 BCD Zone

- §29-2.1.2 Delete Banks from the list of principal uses.
- §29-2.2.6 Delete drive-in Banks from the list of Special Permit uses
- §29-2.3.3 Delete drive-in Banks from the list of accessory uses
- §29-2.4 Add banks to the list of prohibited uses.

§29A BCD/H Zone

- §29A-2.1.2 Delete Banks from the list of principal uses.
- §29A-2.2.7 Delete drive-in Banks from the list of Special Permit uses
- §29A-2.3.3 Delete drive-in Banks from the list of accessory uses
- §29A-2.4 Add banks to the list of prohibited uses.

§30 HDD Zone

- §30-2.2 Delete Banks from the list of Special Permit uses.